179.0	0006	0023.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,464,400 / 1,464,400
					USE VALUE:	1,464,400 / 1,464,400
					ASSESSED:	1,464,400 / 1,464,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
488		APPLETON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	COTTER AARON &
Owner 2:	RATHE TAWNA
Owner 3:	
Street 1:	488 APPLETON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BRIAN CALLAHAN COMPANY -
Owner 2:	-
Street 1:	20 WOODBURY STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 10,704 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2015, having primarily Clapboard Exterior and 4779 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 1 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10704.000	945,600		518,800	1,464,400
Total Card	0.246	945,600		518,800	1,464,400
Total Parcel	0.246	945,600		518,800	1,464,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 306.42 | /Parcel: 306.4

Legal Description

User Acct 121996

GIS Ref

GIS Ref

Insp Date 04/14/16

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 179.0-0006-0023.0

!14127!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	945,000	0	10,704.	518,800	1,463,800	1,463,800	Year End Roll	12/18/2019
2019	101	FV	744,700	0	10,704.	511,400	1,256,100	1,256,100	Year End Roll	1/3/2019
2018	101	FV	744,700	0	10,704.	392,800	1,137,500	1,137,500	Year End Roll	12/20/2017
2017	101	FV	744,700	0	10,704.	370,600	1,115,300	1,115,300	Year End Roll	1/3/2017
2016	101	FV	358,000	0	10,704.	340,900	698,900	698,900	Year End	1/4/2016
2015	101	FV	292,600	0	20,938.	405,600	698,200	698,200	Year End Roll	12/11/2014
2014	101	FV	292,600	0	20,938.	373,600	666,200	666,200	Year End Roll	12/16/2013
2013	101	FV	292,600	0	20,938.	373,600	666,200	666,200		12/13/2012

PRINT

Date	Time
12/11/20	04:00:14

LAST REV

Date	Time
03/10/17	11:26:20

ekelly

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 14127

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BRIAN CALLAHAN	66723-520		1/26/2016		1,199,000	No	No		
GUPTA DINESH K	64648-454		12/12/2014		896,000	No	No		Confirmatory Deed correcting the consideratio
GUPTA DINESH K/	64595-569		12/2/2014	Other	816,000	No	No		Consideration was incorrect on this deed. Con
BICHAJIAN JOHN/	33493-518		8/8/2001	Family	99	No	No		
	26936-412		12/26/1996		142,000	No	No		A

USER DEFINED

Prior Id # 1:	121996
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/16/2015	688	Heat App	20,000		6/25/2015			Install furnaces w
4/24/2015	398	New Buil	313,000		4/24/2015			Construction of a
4/15/2015	339	Foundati	15,000					
1/2/2015	5	Demoliti	17,000					Demolition of exis
3/10/2008	225	Manual	5,000			G10	GR FY10	remove petro conta

ACTIVITY INFORMATION

Date	Result	By	Name
3/10/2017	SQ Returned	EMK	Ellen K
4/14/2016	Measured	PT	Paul T
5/19/2015	Permit Insp	PC	PHIL C
5/18/2015	Sales Review	PT	Paul T
1/13/2009	Meas/Inspect	189	PATRIOT
5/4/2000	Inspected	276	PATRIOT
12/23/1999	Mailer Sent		
12/22/1999	Measured	264	PATRIOT
12/1/1981		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10704		Sq. Ft.	Site		0	70.	0.69	6									518,786						518,800	

Total AC/HA: 0.24573 | Total SF/SM: 10704 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 518,786 | Spl Credit | Total: 518,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	2015	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	4	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	0.4	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	0.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	0.86971122
Const Adj.:	1.04989493
Adj $ / SQ:	114.138
Other Features:	172675
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	949389
Depreciation:	3798
Depreciated Total:	945592

COMMENTS

SUBDIVISON 12/2014. LOT BHOUSE DEMOLITION 1/15. .

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 11		BRs: 5		Baths: 4					HB 1		

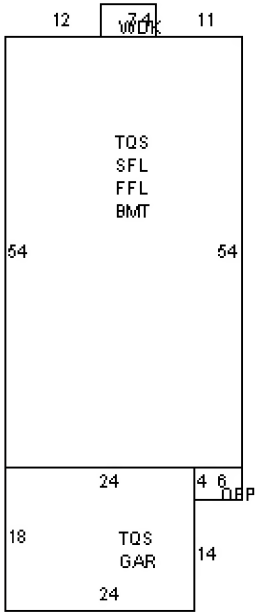
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	11	5	M
Totals			
1	11	5	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	138.11
Special Features:	0	Val/Su Net:	137.38
Final Total:	945600	Val/Su SzAd	197.87

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,620	34.240	55,471
FFL	First Floor	1,620	114.140	184,904
SFL	Second Floor	1,620	114.140	184,904
TQS	3/4 Story	1,539	114.140	175,659
GAR	Garage	432	21.820	9,428
WDK	Deck	28	16.800	470
OFP	Open Porch	24	46.200	1,109
	Net Sketched Area:	6,883	Total:	611,945
Size Ad	4779	Gross Are	7396	FinArea 4779

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	AV	1970	0.00	T	39.2	101						

More: N | Total Yard Items: | Total Special Featues: | Total:

PARCEL ID

179.0-0006-0023.0

IMAGE

AssessPro Patriot Properties, Inc